

006.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

991,300 / 991,300

991,300 / 991,300

991,300 / 991,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		RANDOLPH ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PARKER CATHERINE V	
Owner 2:	
Owner 3:	

Street 1: 56 RANDOLPH STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: PARKER GLEN &amp; CATHERINE -

Owner 2: -

Street 1: 56 RANDOLPH STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 3,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2129 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average												
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating: Average												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:			%	OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: TAN				A Kits: 1	Rating: Average												
View / Desir:				Fpl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G4	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:				1	5	2							
Sec Int Wall:	Economic:		%	Additions:				1	5	1							
Partition: E - Typical	Special:		%	Kitchen: 1998													
Prim Floors: 3 - Hardwood	Override:		%	Baths: 2004													
Sec Floors:	Total:	18.6 %		Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 1 - AB Avg				Totals	2	10	3										
Insulation: 3 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 2																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 006.0-0006-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	20x21	A	AV	2014		3.14	T	5	104			1,300	
More: N	Total Yard Items:	1,300		Total Special Features:			Total:	1,300									
<b>SKETCH</b>																	
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
SFL	Second Floor	1,004	243,300	244,276	UAT	100	FLA	100	V								
BMT	Basement	895	72,990	65,327													
FFL	First Floor	895	243,300	217,756													
UAT	Upper Attic	230	212,890	48,965													
OPF	Open Porch	193	29,800	5,752													
WDK	Deck	84	19,040	1,599													
Net Sketched Area: 3,301				Total: 583,675													
Size Ad	1899	Gross Are	3991	FinArea	2129												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	